

**EAST WINDSOR TOWNSHIP PLANNING BOARD
MINUTES OF July 11, 2016**

The meeting of the East Windsor Township Planning Board was held on Monday, July 11, 2016, in the East Windsor Township Municipal Building, 16 Lanning Boulevard, East Windsor, New Jersey, 08520. Planning Board Chairperson Edward Kelley called the meeting to order at 7:35 p.m.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place, and agenda was mailed to the news media, posted on the Township bulletin board, and filed with the Municipal Clerk.

ROLL CALL

Members Present: Mr. Berman, Mr. Brady, Mr. Catana, Mr. Clark, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Theokas, Mr. Kelley

Members Absent: None

Professionals and Staff Present: Allison Quigley, Planning Board Secretary
Michael W. Herbert, Board Attorney
Richard Preiss, Township Planner
A. Maxwell Peters, Township Engineer
Daniel Dobromilsky, Township Landscape Architect

REPORTS/CORRESPONDENCE/ANNOUNCEMENTS

Chairperson Kelley announced that East Windsor Township Recycling Day will be taking place on Wednesday, July 13 from 4 PM to 8 PM at the Senior Center. Mayor Mironov stated that a copy of the event flyer had been distributed to all board members in the meeting packets and added that RISE will be on site to take donations for clothing, blankets, and furniture.

PUBLIC FORUM

Chairperson Kelley opened the meeting to the public. There being no public comment, the public forum was closed.

MINUTES

June 6, 2016

MOTION TO APPROVE JUNE 6, 2016 MINUTES MADE BY: Mr. Catana

MOTION SECONDED BY: Mr. Berman

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Catana, Mr. Clark, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

NAYES: None

ABSTAINS: None

DISCUSSION ITEMS

East Windsor Regional School District
Melvin H. Kreps Middle School
5 Kent Lane
Capital Improvements Review– Athletic Field Rehabilitation and Irrigation

David Coates, Esq. of Turp, Coates, Essl & Driggers, is representing East Windsor Regional School District this evening as they present their capital improvement project to rehabilitate and irrigate the existing athletic fields at the Melvin H. Kreps Middle School. Mr. Coates stated that this project does not include any new fields or additions but will provide students better facilities and athletic fields that are safe and accessible. Mr. Coates stated that he has several representatives of the East Windsor Regional School District present tonight to answer any questions but that the project engineer Beth Kenderdine would be presenting the project in full this evening.

Mr. Coates introduced project engineer Beth Kenderdine of Edwards Engineering Group as his witness. Mr. Coates asked Ms. Kenderdine to go over her licensure and experience for the Board. Ms. Kenderdine stated that she is a professional engineer and project manager with Edwards Engineering Group and has been a licensed professional engineer for 18 years. She stated that she earned her bachelor's degree of science for University of Delaware in 1998 and has been accepted as a professional witness in front of several boards throughout New Jersey, including East Windsor Township. Chairperson Kelley accepted Ms. Kenderdine's credentials. Mr. Herbert swore in Ms. Kenderdine.

Ms. Kenderdine entered into evidence Exhibit A-1 titled "Aerial View of Melvin H. Kreps Middle School," dated July 11, 2016. Ms. Kenderdine entered into evidence Exhibit A-2 titled "Sheet C-1.0 – Existing Conditions Plan," dated May 12, 2016.

Ms. Kenderdine stated that there are existing athletic fields in the rear of the property, as well as an existing basketball court and baseball field. There is a driveway that runs around the rear of the building between the building and the existing fields. Ms. Kenderdine stated that the project would address some drainage issues along the edge of the existing driveway, as there is currently no curb along the driveway and it is causing some erosion issues. She stated that they are planning to install a curb along the driveway with new inlets to collect water runoff. The project also consists of relocating the basketball court, rehabilitating the baseball field, and adding irrigation systems.

Ms. Kenderdine entered into evidence Exhibit A-3 titled "Sheet C-2.0 – Colorized Site Plan," dated May 12, 2016. Ms. Kenderdine stated that the basketball court would be relocated to the west side of the building. They also plan on rehabilitating the middle portion of the rear athletic fields by tearing up the existing top soil, regrading the entire field, installing irrigation systems,

and finally replacing the topsoil and fencing the area off for a year to allow the grass to stabilize. She stated that this would be Phase 1 of a two phase project. The East Windsor Regional School District is intending to regrade and stabilize the two outside fields the following year once the middle portion of field is regrading and stabilized.

Mr. Coates asked Ms. Kenderdine if anything new would be built on site. Ms. Kenderdine stated that there would not be. Mr. Coates asked Ms. Kenderdine if she had received any comments from the Mercer County Planning Board. Ms. Kenderdine stated that they have already received approvals from the Delaware and Raritan Canal Commission and the Mercer County Soil Conservation District. She stated that she did receive some comments from the Mercer County Planning Board and that they will be addressed with the county engineer the following day.

Mr. Catana asked Ms. Kenderdine where the water from the outlet structures would go. Ms. Kenderdine stated that while they are installing new inlets, the water will go through the existing drainage system to the existing basin. She stated that a small water treatment structure will be added as well to meet the standards for the Delaware and Raritan Canal Commission.

Mr. Clark asked Ms. Kenderdine if the backstop on the baseball field was going to be replaced. Ms. Kenderdine stated that it would not be replaced. Mr. Clark stated that he has attended many baseball games at the field and that the field is designed in such a way that foul balls go into the neighboring residential yards. He stated that might be something to look into. Ms. Kenderdine agreed to look into it.

Chairperson Kelley opened the meeting to the public. There being no public comment, the public forum was closed.

MOTION TO SUPPORT EAST WINDSOR REGIONAL SCHOOL DISTRICT – MELVIN H. KREPS MIDDLE SCHOOL CAPITAL IMPROVEMENT FOR ATHLETIC FIELD REHABILITATION AND IRRIGATION MADE BY: Mr. Catana

MOTION SECONDED BY: Mr. Clark

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Catana, Mr. Clark, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

NAYES: None

ABSTAINS: None

Chairperson Kelley stated that a letter of recommendation would be sent to Mr. Coates. Mayor Mironov added that it has always been the policy of East Windsor Township that all East Windsor Regional School District improvements be presented to the Planning Board. Mr. Coates stated that was also his understanding of the policy and stated that he had communicated that with the district administration for the future.

RESOLUTIONS

RESOLUTION 2016-15 The Seasons at East Windsor
359 Princeton Hightstown Road
Block 3, Lot 3.01
Request for Extension of Approval

MOTION TO APPROVE RESOLUTION 2016-15 MADE BY: Mr. Schmidlin

MOTION SECONDED BY: Ms. Patel

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Catana, Mr. Clark, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

NAYES: None

ABSTAINS: None

RESOLUTION 2016-16 One Mile Storage
79 One Mile Road
Block 5.01, Lot 11
Preliminary and Final Site Plan with Variances

William Mehr, Esq. of Mehr, LaFrance, & Williams is representing One Mile Storage LLC, the contract purchaser of the subject property located at 79 One Mile Road, also known as Block 5.01, Lot 11. Mr. Mehr stated that applicant has returned this evening to answer some questions raised by the Board at the last hearing.

Chairperson Kelley asked Michael Herbert, Board Attorney, to swear in the Board's professionals: Richard Preiss, Township Planner; A. Maxwell Peters, Township Engineer; and Daniel Dobromilsky, Township Landscape Architect. Mr. Herbert swore the professionals in.

Mr. Mehr introduced project landscape architect Richard Wiener of Crest Engineering as his first witness. Mr. Herbert swore in Mr. Wiener. Mr. Mehr asked Mr. Wiener to go over his licensure and experience for the Board. Mr. Wiener stated that he is a licensed landscape architect in New Jersey and has been working with Crest Engineering for 30 years. He stated that he has been accepted as a professional witness by multiple boards throughout the state. Chairperson Kelley accepted his credentials.

Mr. Wiener stated that he had worked on the revised lighting and landscaping plans that had been submitted to the Board. He stated that the only change made to the landscaping plan was the increase in the size of the trees and that all trees on site are a minimum size of 8 to 10 feet as requested.

Mr. Wiener stated that there were several changes made to the lighting plan. The plan now conforms to the ordinance requirements of a minimum 0.3 foot candle and a maximum average of 1.0 foot candle. All lighting fixtures have been upgraded to LED fixtures as well.

Mr. Mehr asked Mr. Weiner if there was a deficiency in the number of trees proposed. Mr. Weiner stated that the landscaping plan has 70 trees less than the ordinance requirements but the applicant will make a contribution to the Township tree fund for the value of the landscaping. Mayor Mironov asked Mr. Dobromilsky for his input on the landscaping plan. Mr. Dobromilsky stated that he believed the landscaping plan is good and is consistent with the Board's comments from previous hearings.

Mr. Mehr introduced the principal of the property Michael McCloskey of One Mile Storage LLC as his next witness. Mr. Herbert swore in Mr. McCloskey.

Chairperson Kelley asked Mr. McCloskey about the trash enclosure details. Mr. McCloskey stated that they have revised the plan so the trash enclosure will be made of the same color metal panels as the rear storage building so the enclosure will blend in and look like a continuation of the storage facility. Mayor Mironov asked if the enclosure would match the buildings with the same materials and colors. Mr. McCloskey stated that was correct. Mr. McCloskey stated that the HVAC screening had also been revised to use the same metal panels as the trash enclosure and the unit would be fully screened on all sides.

Mr. McCloskey entered into evidence Exhibit A-14 titled "One Mile Road Perspective – No Doors," dated July 11, 2016. Mr. McCloskey entered into evidence Exhibit A-15 titled "One Mile Road Perspective – With Doors," dated July 11, 2016. Mr. McCloskey stated that at the last hearing there had been a request to show renderings of the view into the site from One Mile Road looking into the entrance driveway. He stated that they have provided two renderings, one showing the addition of doors along the side of the climate controlled storage building and one without the doors. Mr. Mehr asked Mr. McCloskey if the doors would look like barn doors. Mr. McCloskey stated that the doors will match the color of the building and will have white trim accents to look like classic barn doors. He added that the doors would be behind the entrance gate. Mr. Mehr stated that the doors would add some additional flexibility to the site. Mr. Catana stated that they do not mind the doors, they just wanted to make sure that they would look nice.

Mr. Mehr stated that at the last hearing there had been a request to see the existing views into the site from Route 133. Mr. McCloskey referred to previously entered Exhibit A-7 titled "View from Route 133 Facing Southeast," dated April 18, 2016, and stated that these photographs were taken almost three years ago. Mr. McCloskey entered into evidence Exhibit A-16 titled "Current Existing Conditions from Route 133," dated June 20, 2016. He stated that these photographs were taken in the same location as those in Exhibit A-7, but they were taken about three weeks ago. He stated that the trees have grown significantly in that time and they do a good job screening the property from view.

Mr. Schmidlin stated that on the resolution, page 3, paragraph number 5, *unknown tributary* should be changed to *unnamed tributary*. Mr. Catana stated that page 5, paragraph number 15 should be revised to read *the applicant stated he will talk to the Township about the possible construction of sidewalks*.

Mayor Mironov asked if there was any details on future discussions regarding a developer's agreement included in the resolution. Mr. Herbert stated that on page 16, paragraph 14 is a catch all for future discussions, but he will add specific details regarding a developer's agreement.

Mayor Mironov stated that on page 15, paragraph number 2, *there shall be no storage of vehicles outside of the site* should be revised to read *there shall be no storage of vehicles on site*. She stated that page 15, paragraph number 1 should be removed.

Chairperson Kelley opened the meeting to the public. There being no public comment, the public forum was closed.

MOTION TO APPROVE RESOLUTION 2016-16 WITH CHANGES MADE BY: Mr. Clark

MOTION SECONDED BY: Ms. Catana

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Catana, Mr. Clark, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

NAYES: None

ABSTAINS: None

APPLICATIONS

EWT File #PB15-001 Promenade at East Windsor (Parec Construction)
671 Route 33
Block 14, Lots 977, 979, and 980
Amended Preliminary Site Plan with Variances

Chairperson Kelley announced that the application would be carried to September 26, 2016 with no further notice required by the applicant.

DISCUSSION ITEMS

Concept Plan Presentation for Old Trenton Road
Block 3, Lots 3 and 3.02

Mayor Mironov stated that as part of the need for an affordable housing plan for the Township, there have been several different plans that have been reviewed but no decisions have been made. She stated that at some point in the future, the Planning Board will discuss a potential affordable housing element for the Master Plan. She stated that Thompson Realty was asked to come in for a concept presentation so that everyone can have an idea of what they are looking to potentially provide and see if there is any interest. Mayor Mironov stated that this was a conceptual presentation, so no decision would be made tonight.

Archie Reid, Esq. introduced himself as the attorney for and representative of Thompson Management Company of Princeton Inc. and stated that the state statues require that a corporation

be represented by an attorney. He stated that he is only present to fulfil that requirement and that he will leave the presentation to Lauri Names, principal of Thompson Management.

Ms. Names thanked the Planning Board for allowing them to come in and present their concept plan. She stated that this is a rough draft concept and stated that while Thompson Management owns the property, they are under contract with a high end apartment developer who will develop the property. She stated that if the Board liked the concept plan and wanted to proceed more formally, the developer would come in to answer any questions more specifically.

Ms. Names handed out a packet to everyone which included a brief outline of the concept plan, an aerial photograph of the property, and an outline for a potential apartment development. She stated that the property has frontage along Old Trenton Road and is located near the intersection of Old Trenton Road and Princeton Hightstown Road. The Shiseido property is located to the north and the previous location of the Corner Copia farm stand is across Old Trenton Road. The property wraps around the existing East Windsor Deli and measures approximately 14 acres between the two lots. The concept plan includes 186 units total. The darker red units on the plan are carriage houses that will be designed to look like town homes with driveways and garages and two front facades. Ms. Names stated that the entrances to the homes would be facing into the property, but the facades facing Old Trenton Road would be designed to look like another front façade for aesthetic purposes.

Ms. Names stated that further back on the property there would be several three story apartment buildings. A boulevard entrance from Old Trenton Road to the north of the existing deli would be the main access to the site and an emergency entrance would be to the south of the deli along Old Trenton Road. Ms. Names stated that the property borders West Windsor to the south. She added that Thompson Management also owns the property to the south in West Windsor and there is a town home development being considered by West Windsor for the site, so an apartment development would fit in with the other residential developments along Old Trenton Road.

Ms. Names stated that a club house would be located at the end of the boulevard driveway and would measure approximately 6,000 square feet. The clubhouse would include a two bedroom apartment model that would always be available for viewings by potential tenants. She clarified that no one would be living in that apartment, it would be for showing purposes only. The clubhouse would also include a gym, a recreation and events area, a pool, and barbeque pits. Ms. Names stated that there would also be a dog run and a tot lot on site and walkways would connect all of the buildings and amenities. She stated that all of the amenities of the property would be used equally between all the buildings and tenants.

Ms. Names stated that they are considering a 20% affordable housing component which is greater than what used to be considered. She stated that they believe the affordable housing component is needed and can help satisfy some of East Windsor's affordable housing requirements.

Mr. Berman asked Ms. Names what the size of the apartments would be. Ms. Names stated they would be between 800 to 1,000 square feet but the exact details would be fleshed out if this was something the Board wanted to proceed with more formally. Mr. Berman asked Ms. Names what the market value of the apartments would be. Ms. Names stated that the developer could better

address that question but that this would be a higher end development with an affordable housing component.

Mr. Theokas asked Ms. Names if the garage units would be open or closed. Ms. Names stated that they would be closeable units with doors and they would be leased separately from the apartments. Mr. Schmidlin asked Ms. Names how many parking spaces would be proposed. Ms. Names stated that they would provide sufficient parking but she did not have a figure yet. Mayor Mironov stated that if the Board wanted to consider this plan more seriously, the developer would have to come in with a full site plan and all of those details. She also stated that the property is currently commercially zoned so this project would require a zoning change in that area, but that would only be considered because the development would contain an affordable housing element that both the Planning Board and township Council decided that they would like to include in the affordable housing plan.

Ms. Names stated that they would love any comments or suggestions from the Board regarding the concept plan as they are very amendable to including those suggestions. Mr. Preiss asked Ms. Names if she had any examples of similar architectural styles the Board could reference. Ms. Names stated that the developer has done several developments in the area and that she could provide to the Board some color brochures of their developments so the Board could get an idea of some of the work that they have done.

Chairperson Kelley asked Mr. Peters, Mr. Dobromilsky, and Mr. Preiss if they had any further comments. They each indicated that they did not have any further comments or questions. Ms. Names thanked the Board for their time this evening.

ADJOURNMENT OF MEETING

There being no further business, the meeting was adjourned.

CERTIFICATION OF SECRETARY

I, undersigned, do hereby certify;

That I am the Planning Board Secretary of the Township of East Windsor Planning Board and that the foregoing minutes of the Planning Board, held on July 11, 2016, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of said Planning Board this 1st day of August, 2016.

Allison Quigley, Board Administrative Secretary
East Windsor Township